



# Community Development Committee

Meeting date: September 20, 2010

## ADVISORY INFORMATION

<b>Subject:</b>	Plat Monitoring Program: Residential Platting in Developing Communities in the Twin Cities Region, 2009
<b>District(s), Member(s):</b>	All
<b>Policy/Legal Reference:</b>	MLPA
<b>Staff Prepared/Presented:</b>	LisaBeth Barajas, Principal Reviewer, 651-602-1895 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566
<b>Division/Department:</b>	Community Development / Planning & Growth Management

### Proposed Action

Information only item. No action.

### Background

In 2001, the Metropolitan Council initiated the Plat Monitoring Program with input from the Builders Association of the Twin Cities (BATC) and MetroCities (formerly the Association of Metropolitan Municipalities). The program started with 12 volunteer communities, and now includes 43 communities. The communities annually submit their residential plat data for the preceding calendar year. The attached report summarizes data from 43 participating communities through the end of the 2009 calendar year, including 42 cities and 1 township.

In 2008, the participating communities approved 27 plats. These plats accounted for 286 units on 104 net acres, resulting in an overall net density of 2.8 units per acre. Of the 286 units platted, 11% were multi-family units, a sharp drop from 2008 when 75% of the total units platted were multi-family units.

The total number of units platted in 2009 was considerably smaller than in previous years, and lower than the average annual number of units platted of 6,160 units since the inception of the program. Coupled with the significant decline in the total number of units platted, the overall density in 2009 also fell to the lowest overall recorded net density since the inception of the Program.

### Rationale

The objective of the Plat Monitoring Program is to provide an annual report on sewerred residential development in some *Developing* communities, including the average density, the mix of new sewerred residential development, the number of units platted, and the amount of land developed. Participating communities complete an annual summary worksheet and submit copies of plats approved during the calendar year.

### Funding

Not applicable.

### Known Support / Opposition

None.

### Attachments

- 2009 Plat Monitoring Program Report
- 2009 Residential Plat Monitoring Program Summary Sheet

# Plat Monitoring Program

## Residential Platting in Developing Communities in the Twin Cities Region | 2009

### About the Program

The Plat Monitoring Program tracks and monitors development in the region, specifically within areas designated as “Developing” and “Rural Center” in the *2030 Regional Development Framework* (Figure 1), the metropolitan area’s development guide. Twelve communities participated in the pilot program in 2001, including: Blaine, Chanhassen, Eden Prairie, Hugo, Inver Grove Heights, Lakeville, Maple Grove, Ramsey, Savage, Shakopee, Woodbury, and Waconia. The Program continues to grow as the Twin Cities Region develops.

2009 SNAPSHOT	
Participating Communities	43
Number of Plats	28
Net Acres Platted	104
Number of Units Platted	286
Single Family	255
Multi Family	31
Overall Net Density of Plats	2.8
Housing Mix	
Single Family	89%
Multi Family	11%

The Program provides baseline data on residential development trends in these communities and was designed to help answer the following questions:

- Is residential development consistent with Metropolitan Council policies?
- How are communities accommodating residential development in comparison to their local comprehensive land use plans?
- What is the mix of housing types that communities are approving each year (single family vs. multi-family)?
- How is residential land being developed within the Metropolitan Urban Service Area (MUSA)?

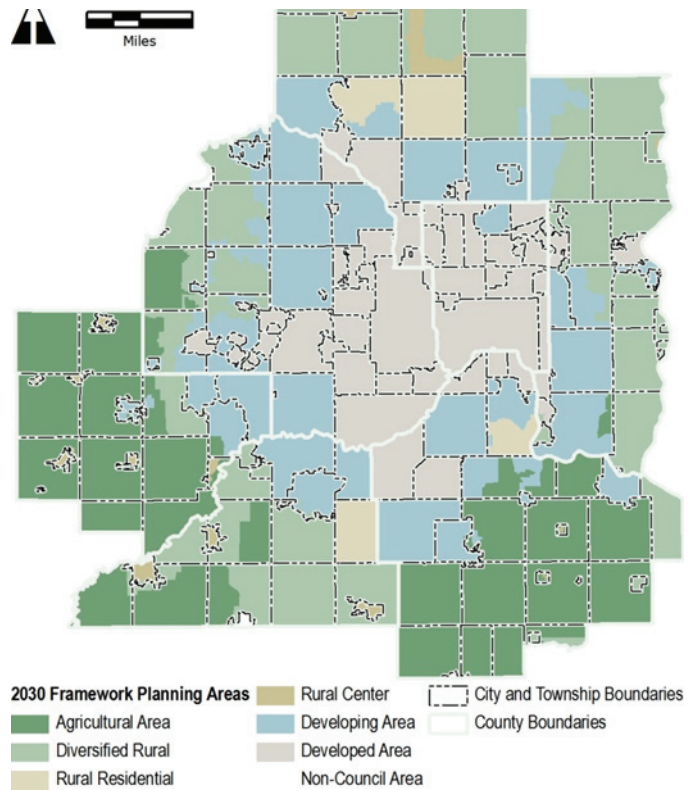
The Council annually reports on residential development in participating communities using data collected through the Program. The Program assists communities and Metropolitan Council staff in assessing a community’s consistency with the Council’s residential density policy, which requires sewer

residential development to occur at a minimum density of 3 to 5 units per net developable acre. By maintaining an historical record of approved sewer subdivisions, the Council and metropolitan communities can evaluate the success of communities in implementing the density policy and the extent to which the Metropolitan Disposal System is being used efficiently. In addition, participating communities receive credit for residential plats meeting the Council’s density policy and receive increased development flexibility within the MUSA for plats exceeding the density policy.

### Program Participant History

In 2001, the Metropolitan Council initiated the Plat Monitoring Program with input from the Builders Association of the Twin Cities (BATC) and MetroCities (formerly the Association of Metropolitan

**Figure 1. 2030 Regional Development Framework Planning Areas**



**Residential Platting in Developing Communities in the Twin Cities Region | 2009**

Municipalities). The objective of the Plat Monitoring Program is to provide an annual report on sewer residential development in some *Developing* communities, including the average density, the mix of new sewer residential development, the number of units platted, and the amount of land developed. Participating communities complete an annual summary worksheet and submit copies of plats approved during the calendar year.

The initial 12 volunteer communities included Blaine, Chanhassen, Eden Prairie, Hugo, Inver Grove Heights, Lakeville, Maple Grove, Ramsey, Savage, Shakopee, Waconia, and Woodbury. In 2002, the Cities of Farmington and Lino Lakes were added to the Program. As conditions of Metropolitan Urban Service Area (MUSA) expansion amendments, Empire Township and the Cities of Andover, Lino Lakes, Medina, Minnetrista, Rogers, Rosemount, and Victoria were added to the program in 2003.

The City of Brooklyn Park was required to report sewer residential plats starting with 2006 plats as a condition of a land use amendment. In 2007, the Cities of Orono and Cottage Grove were required to join the program as conditions of comprehensive plan amendment (CPA) requests, while the City of Eagan voluntarily joined the program. In 2008, as a part of the decennial review of comprehensive plan updates, the Cities of East Bethel, Mayer, and New Germany were added to the Program. Another 16 communities, including a number of communities designated as "Rural Center," joined the Program as part of the decennial review of their comprehensive plan updates: the Cities of Belle Plaine, Carver, Cologne, Columbus, Corcoran, Dayton, Elko New Market, Jordan, Mayer, Norwood Young America, Nowthen, Oak Grove, Plymouth, Prior Lake, St. Francis, and Watertown.

This report analyzes sewer residential development in 42 cities and 1 township (see Figure 2). This report also shows the trends for all the participating communities since the inception of the program for years with submitted data, including year-to-year density and housing mix comparisons.

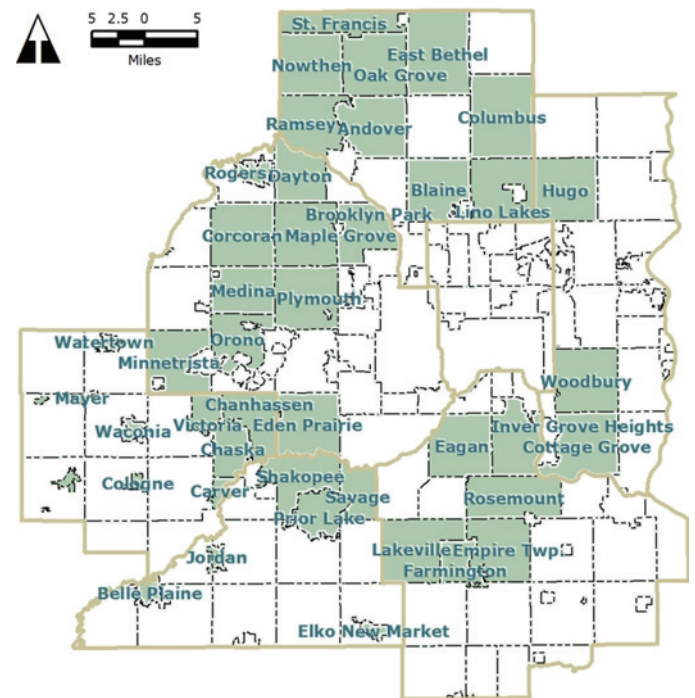
## Analysis

From 2000 to 2009, participant communities have platted an average of approximately 6,160 single- and multi-family housing units each year since data has been collected, peaking in 2003 with over 10,000 total units. Since 2005, the total number of units platted annually has been declining, with the fewest number platted in 2009 when only 286 units were platted. Of the 43 participant communities, 26 did not record any plats in 2009, while nine communities only recorded one plat each. In the study year, 28 total plats were recorded by the participating communities. Platting trends continued their decline from 2008, when 25 plats were recorded with half of the participant communities not recording plats.

### Total Housing Units and Unit Mix

The total number of units platted in 2009 continued the fall in platting activity since 2005. Participating communities platted 79% fewer plats in 2009 than in the previous year. In 2009, 89% of the platted units were single family units, for a total of 255 single family units and 31 multifamily

**Figure 2. 2009 Participant Communities**



**Residential Platting in Developing Communities in the Twin Cities Region | 2009**

units. The platted units represent a shift from previous years when the housing mix had an increasing multi-family unit proportion. In 2009, with only 11% of the platted units being multi-family, the housing mix flipped from being primarily multi-family to primarily single-family (see Figure 3).

While the number of multi-family units was significantly smaller than the previous year (1,021 units), the number of single family units platted in 2009 fell slightly from 342 units to 255 units. As shown in Figure 4, the total number of units platted has seen a precipitous decline since 2003 with a peak of 10,410 units platted. Total units platted in 2009 represents only 2.75% of that platted in 2003 and 20.9% of that platted in 2008.

**Consistency with Local Comprehensive Plans**

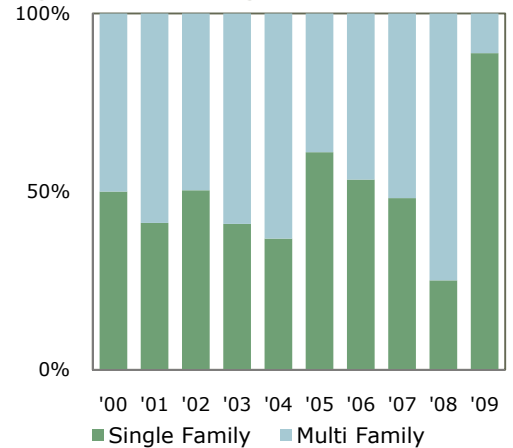
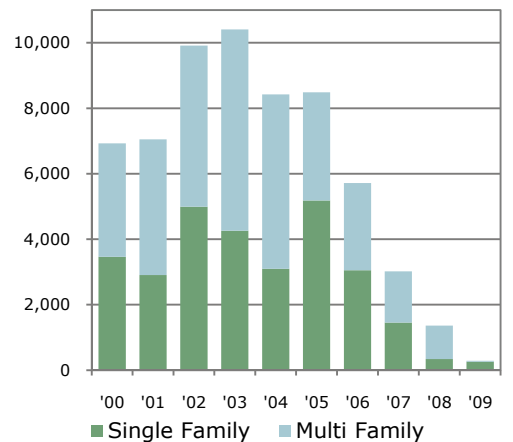
From year to year, participant communities as a group have approved plats that are consistent with the guiding in their local comprehensive plans. As shown in Figure 5, the total number of units approved in the 2009 plats falls just below the midpoint between the lowest allowable density and the highest allowable density, based on the corresponding land use designation and allowable density range described in local comprehensive plans for the platted properties.

The lowest allowable density was calculated by summing the numbers of units anticipated if the 104 net developable acres platted were subdivided at the lowest allowable density as shown in the local comprehensive plans and applicable land use designations. Similarly, the highest allowable density range was calculated by totaling the numbers of units anticipated if all net developable acres were subdivided at the highest allowable density range as described in each community's local comprehensive plan.

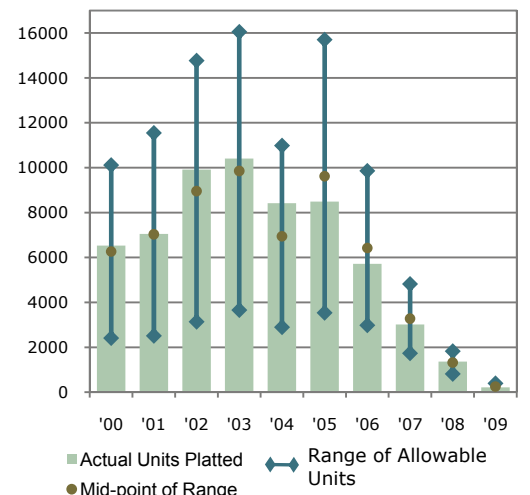
Over the course of the program, the number of units platted each year has consistently fallen at about the mid-point of the overall allowable density range (Figure 6). While some communities may approve individual plats with densities lower or higher than described in the land use guiding, as is the case with some lot splits (low density) or planned unit developments with density bonuses (high density), the total number of units has not fluctuated within the allowable range very much over the course of the program.

**Overall Density**

Annual reports from 2000 to 2008 show that, as a group, plat monitoring communities platted sewer residential development at greater than three (3) units per net developable acre overall (see Figure 7). The 2009 calendar year was the first year in the program in which the overall net density platted by participating communities fell below 3.0

**Figure 3. Housing Mix**

**Figure 4. Total Units Platted**

**Figure 5. Number of Units Platted & Allowable Number of Units**

At Lowest Allowable Density	157
<b>Actual Units Platted</b>	<b>286</b>
At Highest Allowable Density	500

**Figure 6. Planned and Actual Units**


**Residential Platting in Developing Communities in the Twin Cities Region | 2009**

units per acre to 2.8 units per acre. The net density across participant communities for all years on record is 3.77 units per acre.

Overall net density had been steadily climbing since a recorded low in 2005. Overall net density initially peaked in 2004 at 4.5 units per acre, and then fell to a low of 3.2 units per net acre in 2005. Since then, recorded net densities had been increasing with a new peak of 5.2 units per acre in 2008, despite the declining total number of units platted during those years. In 2009, the net density saw a turn around, falling to the lowest recorded net density in program history.

For the study year of 2009, most communities did not have any plat approvals to report, and others only had minor subdivisions in which two lots were created from one. For plats approved during the study year, nine of the communities had net densities of less than 3 units per acre for the calendar year: Chanhassen, Cottage Grove, Eagan, Inver Grove Heights, Lakeville, Plymouth, Ramsey, Rosemount, and Woodbury. Chanhassen, Eagan, Inver Grove Heights, Ramsey, and Woodbury each approved plats that were small in size, resulting in a total of 24 new units among the five communities. Cottage Grove and Lakeville approved smaller subdivisions of 13 units and 16 units respectively, while Rosemount and Plymouth approved plats totaling 23 and 68 units respectively.

An additional 26 communities did not record any plats in 2009, an increase over 2008 when 14 communities. In 2007, only 3 of the participating communities did not record plats.

On the other end of the density spectrum, plats were approved with net densities as high as 8 units per acre, with several smaller developments at densities around 4 and 5 units per acre.

### Density by Community

The 2009 Residential Plat Monitoring Program Summary Sheet (attached) summarizes the number of acres platted, number of units platted, and the resulting average net density of development for each community and for all participating communities overall. The data shows that most of the participating communities are developing at an average net density of 3 units per acre or greater.

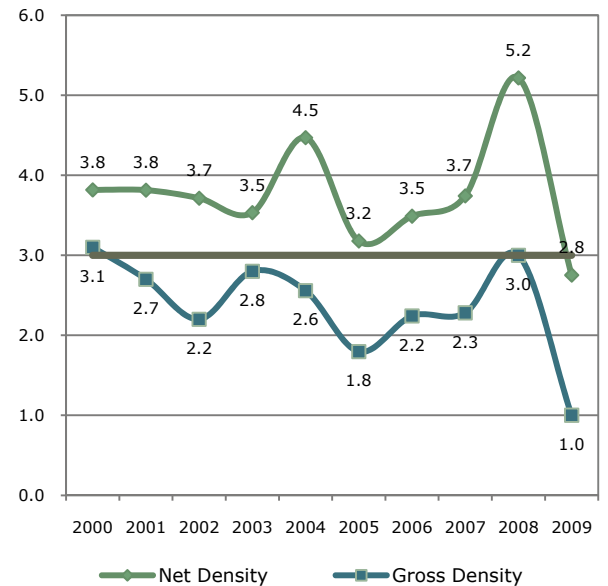
Based on the submitted plat data, six communities have not averaged the 3 units per acre density minimum with their recorded plats during the years for which data has been submitted, including the following: the City of Brooklyn Park, Empire Township, the City of Minnetrista, the City of New Germany, the City of Plymouth, and the City of Victoria.

Most of the communities are approving sewer residential plats that are consistent with the comprehensive plan guiding for those properties. The density in some communities is low due to the short timeframe of the recorded data and the lack of development in recent years. All of these communities are planning for higher densities consistent with the Council's density policy, and expect to see increasing densities in the future as development occurs.

### New Participant Communities

The Cities of East Bethel and Mayer joined the Program in 2008 and coincidentally did not record any

**Figure 7. Overall Densities, 2000-2009**



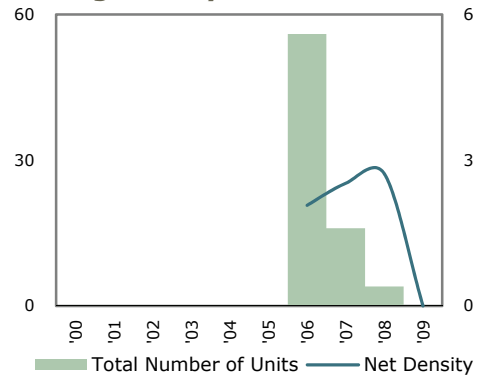
**Residential Platting in Developing Communities in the Twin Cities Region | 2009**

sewered residential plats in that calendar year or in 2009. Belle Plaine, Carver, Columbus, Corcoran, East Bethel, Jordan, Mayer, Norwood Young America, Nowthen, Oak Grove, Prior Lake, and St. Francis joined the Program in 2009 and also did not record any plats in that calendar year. The lack of plats accounts for their individual densities being 0 units per acre.

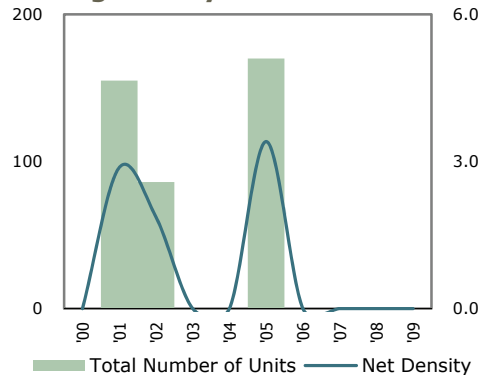
City of Brooklyn Park

This is the fourth year of participation for the City of Brooklyn Park, with residential development data for only these three years. During the City's Program participation, the City has approved few sewered residential plats, totaling 76 units on 34.8 net development acres. In 2008, the City only had one recorded plat, resulting in 4 units on 1.47 net developable acres, and in 2009, the City did not record any plats.

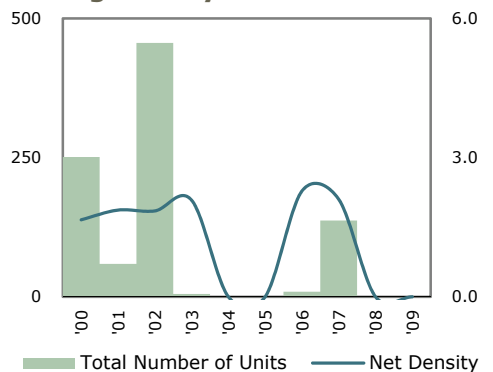
From year to year, the City's net density has increased, from 2.07 in 2006 to 2.72 in 2008. The plats that the City has approved have been consistent with the City's comprehensive plan (adopted by the City in 2001), which has guided these areas for low density residential use at 0 to 3 units per acre. While the older, developed part of the community has higher density areas, the City's overall net density for plats recorded during the City's Program participation remains less than 3 units per acre at 2.18 units per acre, despite increasing densities of residential plats.

**Figure 8. Brooklyn Park Platting History**

Empire Township

Empire Township joined the Program in 2003, and has submitted data starting with the 2000 calendar year. In this timeframe, however, the Township has approved only three new plats, with two replats of existing subdivisions and no new sewered residential plats recorded in 2008 or 2009. According to the Metropolitan Council's Revised MUSA Expansion Guidelines, adopted in November 2007, the Council does not recalculate density for areas that are replatted. Due to the replatting and the lack of new subdivisions, the Township's overall net density remains at 2.7 units per acre, consistent with the Township's comprehensive plan at the time of platting, which guided these areas for 2 to 6 units per acre.

**Figure 9. Empire Township Platting History**

City of Minnetrista

The City of Minnetrista joined the Program in 2003, but has submitted data from calendar year 2000 onward. Based on the City's comprehensive plan, in effect in 2008, and the 2006 comprehensive plan amendment (CPA), sewered residential development is targeted to achieve an overall net density of at least 2.2 units per net developable acre. As a part of the 2006 CPA, there were twelve properties identified for development, with specific minimum numbers of dwelling units assigned to each property. Since the 2006 CPA, the City has been approving plats consistent with the 2006 CPA, with various other small developments approved at densities consistent with the land use guiding in place.

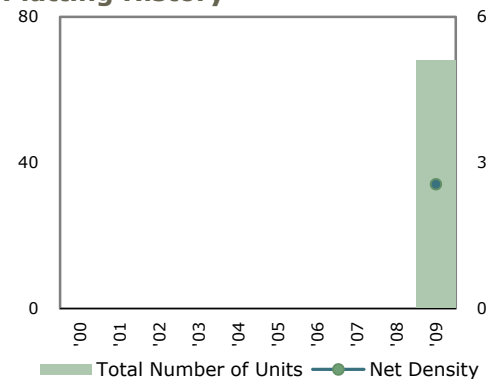
**Figure 10. Minnetrista Platting History**


**Residential Platting in Developing Communities in the Twin Cities Region | 2009**

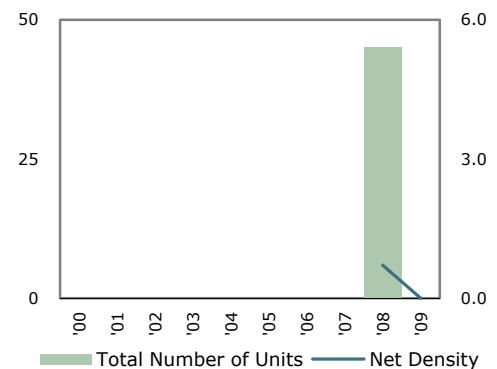
In both 2008 and 2009, Minnetrista did not record any approved plats. To date, the City has approved sewer residential plats totaling 917 units on 500.7 net developable acres, resulting in a net density of 1.83 units per acre, unchanged from the 2007 and 2008 reports. Guiding in the City's 2008 comprehensive plan update provides for higher densities in other parts of the community, outside of properties included in the 2006 CPA. Staff will continue to monitor development and densities for consistency with approved plans.

City of Plymouth

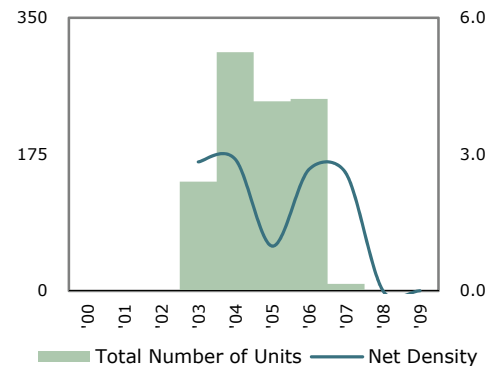
The City of Plymouth joined the program in 2009, and only recorded two plats during that year. One plat was larger with 59 units on 23.89 net acres, resulting in a net density of 2.47 units per acre. This plat is consistent with the City's comprehensive plan guiding for the area, which allows a density range of 2 to 4 units per acre. The second plat was smaller with 9 units on 2.71 net acres, resulting in a net density of 3.32 units per acre. Guiding in the City's 2030 comprehensive plan provides for higher densities in other parts of the community that have not yet been developed. Staff will continue to monitor development and densities in the community.

**Figure 11. Plymouth Platting History**

City of New Germany

The City of New Germany joined the program in 2008, and only recorded one plat during that year. The plat, called Trophy Lake Estates IV, was referred to in the City's comprehensive plan update as Hollywood Twp Orderly Annexation Area No. 1. The plat includes 45 single family units on 161 gross acres, or 63.48 net residential acres, resulting in a net density of 0.71 units per acre. The City recognized the low density of this plat in their comprehensive plan update (Business Item 2008-45) and has indicated that density will be increased in other areas to account for the low density in this plat. The City did not record any plats in 2009. Council staff will continue to monitor densities in the community.

**Figure 11. New Germany Platting History**

City of Victoria

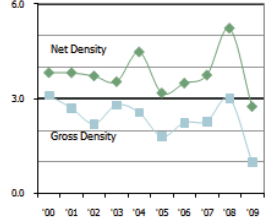
The City of Victoria began participating in the Program in 2003, resulting in seven years of data. The City has a history of platting below the required 3 units per acre, with the exception of a few high density developments. From 2003 to 2007, the City's net residential density was 1.9 units per acre. In 2008 and in 2009, the City did not record any sewer residential plats, and so the City's density remains at 1.9 units per acre. The Council reviewed the City's comprehensive plan update (Business Item 2009-275) and included advisory comments regarding the City's need to achieve a minimum density of 3 units per acre and the potential for additional review and action should the City fail to do so.

**Figure 12. Victoria Platting History**


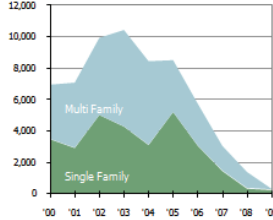
# Plat Monitoring Program: 2009 Summary

2009 SNAPSHOT	
Participating Communities	43
Total Number of Plats	28
Gross Acres Platted	311
Net Acres Platted	104
Number of Units Platted	286
Single Family	255
Multi-Family	31
Housing Mix	
Single Family	89%
Multi-Family	11%
Overall Net Density of Plats	2.8

Overall Net and Gross Density



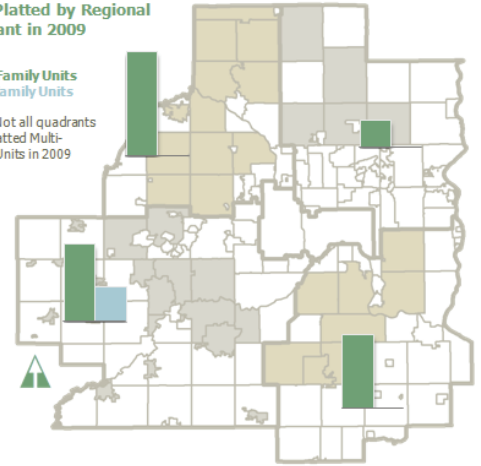
Total Units Platted



Units Platted by Regional Quadrant in 2009

Single Family Units  
Multi-Family Units

NOTE: Not all quadrants have platted Multi-Family Units in 2009



Number of Units Platted and Net Density by Community

